030.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,003,100	/	1,003,100
USE VALUE:	1,003,100	/	1,003,100
ASSESSED:	1,003,100	/	1,003,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68	-70	HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARLOWE LLC
Owner 2:	
Owner 3:	
Street 1:	75 CANDACE LN
Street 2:	
Twn/City:	CHATHAM
St/Prov:	NJ Cntry: Own Occ: N
Postal:	07928 Type:

PREVIOUS OWNER

Owner 1:	TOBIN MARGARET E TRUSTEE -
Owner 2:	TOBIN REALTY TRUST -
Street 1:	70 HARLOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2583 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6573.000	504,200	5,100	493,800	1,003,100
Total Card	0.151	504,200	5,100	493,800	1,003,100
Total Parcel	0.151	504,200	5,100	493,800	1,003,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.35 | /Parcel: 388.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	20667
GIS Ref	
GIS Ref	
Insp Date	08/11/17

!2490!

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	504,200	5100	6,573.	493,800	1,003,100		Year end	12/23/2021
2021	104	FV	480,400	5100	6,573.	493,800	979,300		Year End Roll	12/10/2020
2020	104	FV	480,400	5100	6,573.	493,800	979,300	979,300	Year End Roll	12/18/2019
2019	104	FV	370,800	5100	6,573.	524,600	900,500	900,500	Year End Roll	1/3/2019
2018	104	FV	370,800	5100	6,573.	382,700	758,600	758,600	Year End Roll	12/20/2017
2017	104	FV	325,100	5100	6,573.	333,300	663,500	663,500	Year End Roll	1/3/2017
2016	104	FV	325,100	5100	6,573.	283,900	614,100	614,100	Year End	1/4/2016
2015	104	FV	288,100	5100	6,573.	277,700	570,900	570,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:35:04

LAST REV

Date	Time
05/02/18	08:14:03
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2490

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOBIN MARGARET	63895-298		7/10/2014	Estate/Div	535,000	No	No		
TOBIN MARGARET	26953-487		12/31/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	20667
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
6/9/2015	Sales Review	PT	Paul T
3/24/2009	Inspected	372	PATRIOT
1/24/2009	Measured	336	PATRIOT
2/22/2000	Mailer Sent		
2/22/2000	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6573		Sq. Ft.	Site		0	80.	0.94	1									493,753						493,800	

Total AC/HA:	0.15090	Total SF/SM:	6573	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 493,753	Spl Credit	Total: 493,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06916165
Const Adj.:	0.99989998
Adj $ / SQ:	192.430
Other Features:	92500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	685041
Depreciation:	180851
Depreciated Total:	504190

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

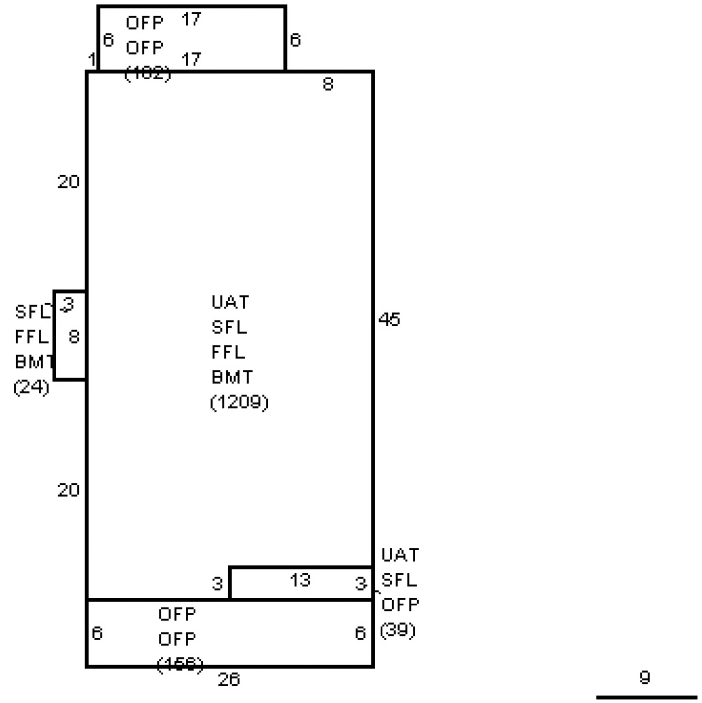
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	192.43
Special Features:	0	Val/Su Net:	109.49
Final Total:	504200	Val/Su SzAd	201.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,272	192.430	244,771
BMT	Basement	1,233	57.730	71,180
FFL	First Floor	1,233	192.430	237,266
OFP	Open Porch	555	19.470	10,806
UAT	Upper Attic	312	91.400	28,518

Net Sketched Area: 4,605 | Total: 592,541

Size Ad 2505 | Gross Area 5541 | FinArea 2583

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1916	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100

PARCEL ID

030.0-0002-0011.0

IMAGE

AssessPro Patriot Properties, Inc